

Former Pennsylvania Railroad Depot

Richmond, Wayne County, IN 47374

Revised: November 21, 2000

Site Location and Description

The site is located on part of the Southeast Quarter of Section 32, and part of the Southwest Quarter of Section 33, Township 14 North, Range 1 West, Richmond quadrangle, in the City of Richmond, and within the Richmond Railroad Station National Register Historic District.

The Pennsylvania Railroad Depot building that exists on the property today, was built in 1902. The structure is an outstanding example of turn-of-the-century Neoclassical architecture. It is one of Indiana's most distinctive historic train stations. It is a red brick building of two stories and a basement. To the east of the station and connected by a passage way, is a one-story brick freight office building built in 1903.

In the immediate surrounding area, rail lines trend east-west along the north side of the property. Adjoining the east side of the subject parcel, is an operating commercial dry cleaning facility. An asphalt parking lot adjoins the west side of the Depot. Outside the immediate area is mixture of industrial, commercial, and residential land uses.

Site Uses and Past Activities

Mr. Tony Foster, Grants Administrator, Department of Finance and Purchasing, City of Richmond, has recently indicated to IDEM (November 2000) that the buildings are unused at the present time, but structurally sound. IDEM staff noted during several site visits that both buildings were vacant and in very poor condition.

IDEM performed a Brownfield Environmental Assessment (BEA) on the subject property in 1998. As part of the assessment, IDEM staff reviewed Sanborn maps at the City of Richmond, Engineering Department, and at the Indiana Historical Society(IHS), regarding the subject parcel, to investigate past site uses and activities. A map dated 1909 was reviewed at the Engineering Department, and maps dated 1886, 1891, 1896, 1901, 1909, and 1937 were reviewed at the IHS. Based upon review of these maps, there were no underground storage tanks (USTs), or any other evidence to suggest any significant environmental concerns are associated with the subject parcel. The notation on the maps suggest that the subject property was owned by railroad companies from 1886 to 1937.



IDEM staff also performed an aerial photographic review. The photos reviewed were dated 1936, 1940, 1956, 1961, and 1969. Other than the adjoining dry cleaning facility and industrial area located north of the railroad tracks, no activities on the subject property suggest any environmental impairment. The use of the subject property noted on the photographs, correlate with the information obtained from the Sanborn maps.

A chain of ownership for the subject property indicates that two railroad companies owned the property from 1911 until 1979. This information corroborates with the Sanborn maps and aerial photographs. The City of Richmond owned the property from 1979 to 1989 and the Urban Enterprise Association of Richmond, Indiana, Inc. has owned the property from 1989 to present.

Contaminants and Impacts

Several environmental investigations have been conducted at the Depot site from 1994 to 1999. A Phase I Environmental Site Assessment was performed in 1994 by a private consultant. IDEM performed a BEA that included the collection and testing of building materials for asbestos, and paint for lead. IDEM's assessment confirmed the existence of asbestos in 4 of 14 building material samples, and lead based paint in 7 of 11 paint samples collected. Based on these results, IDEM recommended to the City of Richmond that an asbestos bulk survey be conducted, and a limited subsurface investigation be implemented due to the surrounding commercial and industrial land usage. In 1999, the City of Richmond secured a grant from the State of Indiana to conduct the bulk survey and subsurface investigation. These investigative efforts were completed in 1999 and described below.

The bulk survey confirmed IDEM's findings by showing the presence of asbestos in eight samples of building materials. The materials include pipe insulation, floor tile, and tar paper wrapped over pipe. The Phase II investigation revealed contaminated soil and ground water on the subject property.

The Phase II assessment involved the collection of ground water and subsurface soil samples from the immediate perimeter of the north and east sides of the subject parcel. The investigation found Tetrachloroethene (PCE), a solvent commonly used in dry cleaning operations, in all soil and ground water samples collected. Some soil and ground water samples are also contaminated with Trichloroethylene (TCE) and polyaromatic hydrocarbons (PAHs). TCE is also a solvent used in dry cleaning



operations and is a direct breakdown product of PCE. The PAHs, which are commonly associated with petroleum products, were detected adjacent to a metal anomaly associated with the adjacent dry cleaning facility. The anomaly is suspected of being a possible underground storage tank (UST). Based on the evidence collected, it is likely that the source(s) of PCE, TCE, and PAHS is the dry cleaning operation. IDEM has no evidence to suggest that these contaminants were used or stored on the Depot property.

Lead Agency

IDEM, Brownfields/Site Investigation Section

Community Concerns

According to Mr. Foster, the community has indicated to City of Richmond officials, that they are in strong favor of the redevelopment of the Depot buildings, while preserving the unique architectural style and historic qualities. Concerned citizens also expressed that they are not in favor of demolishing the buildings.

Actions Taken

A Brownfields Environmental Assessment was completed by IDEM in 1998 and prepared a report dated April 13, 1999. A Brownfields Site Assessment Grant was awarded to the City of Richmond in the Spring of 1999.

Current Status

No further environmental investigation is currently planned by IDEM or the City of Richmond. City officials continue to seek an interested investor(s) to redevelop the site. Mr. Foster has indicated to IDEM (November 2000), that a local group of individuals have expressed serious interest in redeveloping the subject property.

Future Actions

IDEM plans to continue to work cooperatively with the City of Richmond and the community as needed.

Cost Estimates

Brownfields Program Sites

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Site # BDF4980023

IDEM Brownfields Environmental Assessments are paid for out of a grant from the US EPA at no cost to the recipient.
Amount of grant awarded: \$21,522.00

For More Information

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